



**Florida Housing Data Clearinghouse
at the Shimberg Center for Affordable Housing
University of Florida**

The Shimberg Center for Affordable Housing is involved in numerous housing research and community development outreach and demonstration programs such as windstorm damage mitigation, alternative building technologies, energy characteristics of new homes in Florida and a number of housing and community development projects in the Tampa metropolitan area. One of the primary resources that the Center offers is the *Florida Housing Data Clearinghouse*.

The Florida Housing Data Clearinghouse is a joint project of the Shimberg Center and the state of Florida through funding from the Florida Housing Finance Corporation and the Shimberg Center. The Clearinghouse website is a valuable tool for policy makers, housing program and planning staff, advocates and the interested public to explore information about housing issues and the state of the affordable housing stock throughout Florida. The Clearinghouse website can be found at <http://www.flhousingdata.shimberg.ufl.edu/>.

Some of the highlights of this website include:

[Statewide, Regional & Local Profiles](#) or [Comparisons](#) – data on demographics, housing market characteristics, housing needs and housing stock characteristics for cities and counties in Florida.

[Data Access Tools](#) – create customized, user-friendly tables for multiple geographic areas and housing data variables. You can also download the data for offline use and analysis.

[Disability and Household Characteristics](#) – data on income, housing costs, homeownership and other demographic characteristics of households with persons with disabilities age 15 and older.

[Tools for Planning](#) – data to assist in responding to three local planning requirements: Housing Element of the comprehensive plan, HUD Consolidated Plan, and Public Housing Agency Plan.

[The Assisted Housing Inventory](#) – several databases that contain property-level information on affordable housing developments throughout the state. The AHI - General database reports on privately-owned, publicly-funded multifamily developments; AHI – Preservation provides data on mortgage maturity dates, rental assistance contract expiration dates and other use restriction termination dates to assist users in understanding periods of affordability; the HUD prepayment, opt-out and refinancing database includes potential opt-outs and Mark-to-Market properties; the public housing agency and development databases contain information on public housing units, Housing Choice (Section 8) vouchers, and the location of public housing properties.

[Library](#) – includes a variety of articles, publications, datasets, ordinances and presentations pertaining to affordable housing.

If you have any questions or comments about the Shimberg Center for Affordable Housing or the Florida Housing Data Clearinghouse, we would like to hear from you. Please contact us by phone at 1-800-259-5705 or (352) 273-1192, or by email at fhdc-comments@shimberg.ufl.edu.

Affordability Periods for Assisted Rental Housing Stock in Florida, 2006 (assuming full maturity of loans and contracts)

Program	Total # Units	Mortgage Satisfied or Afford. Period Expired ¹	Next 5 Years	Next 10 Years	Next 15 Years	Next 25 Years	Next 35 Years	36+ Years
		By 2005	By 2010	By 2015	By 2020	By 2030	By 2040	After 2040
FEDERAL HUD	52,328	151	1,142	12,553	4,185	13,078	7,953	994
Section 202	24,510	0	205	3,997	3,518	10,310	5,703	777
Section 236	8,025	151	136	7,249	188	0	256	0
Section 811	745	0	0	0	0	0	528	217
Section 221(d)(3)&(4) ²	7,471	0	801	1,262	479	2,768	1,466	0
Section 8 Project-based ONLY ³	11,577	(This rental assistance is generally provided now via 1-5 year contracts to properties)						
Rental Assistance (all other HUD types) ⁴	16,845							
RURAL -USDA	19,872	1,945	4,131	3,738	5,540	3,814	704	0
Section 514/516	3,934	1,355	865	445	221	816	232	0
Section 515	15,938	590	3,266	3,293	5,319	2,998	472	0
Section 521	11,171	(This rental assistance is provided via 4-5 year contracts to properties)						
STATE FHFC⁵	155,769	13,567	7,257	755	582	24,878	24,796	83,934
LOCAL Local Bonds⁶	48,297	40	992	440	52	8,457	12,779	18,847
Minus Duplication (Units supported by more than one program) ⁷	-38,592	0	-564	-296	-1,398	-6,682	-9,007	-18,090
TOTAL UNITS EXPIRING OVER TIME⁸	237,674	15,703	12,958	17,190	8,961	43,545	37,225	85,685

Source: Affordable Housing Study Commission. 2006. A Preservation Strategy for Florida's Affordable Multifamily Housing. Table 1.

¹ “Mortgage already satisfied” means that the mortgage period is complete and the loan has been paid off. These units generally remain part of the affordable housing stock due to the continuing presence of some type of project-based rental assistance.

² Mortgage insurance and credit enhancement programs are generally not included here because they simply provide additional support to units financed by the programs listed in this table. The notable exception is the Section 221(d) program in its earlier years, which then provided below market interest rate loans, but now functions solely as a credit enhancement program for bond developments. Note that the unit total for this program includes 695 units with unknown expiration dates. Another 1,954 units also financed through Florida Housing programs are not included in this section, but are included in the Florida Housing unit count later in the table.

³ In most cases, project-based rental assistance is provided IN ADDITION to some type of mortgage assistance. However, the 11,577 units in this section receive project-based Section 8 alone without any subsidized mortgage or other program assistance. Therefore, their affordability is solely dependent on their Section 8 contracts being renewed, and no attempt is made to show their expiration periods here, for reasons stated in Note #4.

⁴ Includes all other HUD project-based rental assistance that is provided in addition to some other type of mortgage or program assistance, including Sections 202, 236, 811, 221(d), 515, Florida Housing, etc. As such, this total adds no additional units to the overall HUD Program unit count, but it does provide perspective on the number of units that are likely serving residents with extremely low incomes. Because most of these contract periods now run five years or less and are typically renewed, no attempt is made to show expiration information over time.

⁵ Units financed through all Florida Housing Finance Corporation’s mainstream rental programs are simply summarized here, because so many of these units are funded by more than one program. Table 3. provides a break out of units by program.

⁶ The Local Bond total shown includes 6,690 units with no available data to determine expiration. The majority of these units, 6,518, are funded only with Local Bonds.

⁷ The duplication total includes 2,383 units that receive project-based Section 8 rental assistance AND programmatic assistance from Florida Housing Finance Corporation. Thus while they are part of the total duplication count, they are not categorized by expiration date in cells to the right of the total. It is likely that these units are in older properties that have been refinanced through Florida Housing programs, maintaining the project-based Section 8 rental assistance on the units.

⁸ To obtain the totals at the bottom of the table, the numbers in BOLD are summarized, then duplication from program overlap is accounted for by subtracting units funded by more than one program to get the final totals. The overall total number of units is different from the final sum of the subtotals in each expiration period, because a number of units in the total column are not included in the year columns to the right, as outlined in the notes above. The grand total in this table is less than Table 2., because this table does not include public housing, which is owned by government entities and is part of the affordable housing stock until it is demolished. Tenant-based Housing Choice Vouchers (Section 8), which are generally used in the private market, are not included in either table.

